

**24A Girrabong Road, Lenah Valley, Tas 7008**



**Sold House**

Monday, 14 August 2023

24A Girrabong Road, Lenah Valley, Tas 7008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 311 m2**

**Type: House**



Colin Miller

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**\$575,000**

This private, quiet, and attractive beautifully presented and modern 2007 built townhouse will appeal to first home buyers, small families, and investors alike. Currently the home is leased at \$475 per week until 4th January 2024 but the tenants are happy to consider vacating earlier if required, making for flexible options to both owner occupiers and investors. The modern open floor plan is sunny, light and bright with a contemporary, neutral colour palette that brings out the warmth in the gleaming Tasmanian Oak floorboards throughout. With very high ceilings and glazing there is a spacious, opulent feel and the integrated Miele kitchen is designed for those who like to cook and entertain. The whole home is kept comfortable year-round with the convenience of a ducted reverse cycle air conditioning system, enhanced with insulation in the walls and roof. Outside the landscaping is easy care, sunny, private, and fenced for pets and children to play and there are two timber decks, one with views over the suburb towards the Derwent River. Close to popular schools, New Town shopping centre, cafés and eateries, sports and recreation grounds, metro transport, and only a ten-minute commute to Hobart City - the proximity of this home offers a convenient lifestyle. This property will resonate with a range of buyers, so be early to register your interest. Council Rates: \$1,706.00 per annum (approx.) Water Rates: \$1,095.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.